

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, July 30, 1974, in the Council Chamber, commencing at approximately 9.30 a.m.

PRESENT: Alderman Bowers (Deputy Mayor)  
Aldermen Gibson, Harcourt, Linnell,  
Marzari, Pendakur, Rankin and Volrich

ABSENT: Alderman Massey Leave of Absence.  
Alderman Hardwick ) On Civic Business.  
Mayor Phillips )

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the item to be considered at the 'In Camera' meeting to be held later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell

SECONDED by Ald. Gibson

THAT the Minutes of the Regular Council Meeting dated July 23, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell

SECONDED by Ald. Gibson

THAT the Council resolve itself into Committee of the Whole, Alderman Bowers (Deputy Mayor) in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Sewer Separation on Private Property.

Council, at its meeting on July 23, 1974, deferred consideration of Clause (c) of the section dealing with the matter of Sewer Separation on Private Property contained in the report of the Standing Committee on Finance and Administration dated July 11, 1974, pending a Report Reference from the City Engineer at this meeting of Council.

Pursuant thereto, the Acting City Engineer spoke in explanation of the subject matter and Council noted a further report from the Board of Administration dated July 26, 1974, as follows:

Continued.....

UNFINISHED BUSINESS (Cont'd)

Sewer Separation on Private Property (Cont'd)

"This report provides statistics which should aid Council in making a decision regarding who should pay the cost of sewer separation on private property in areas where the City converts the sewer system from combined to separate. It will be accompanied by a Report Reference.

As stated in previous reports, the principle areas affected are the West End and Downtown (mainly south of Georgia Street), False Creek Flats and the area south to Broadway, a portion of the Kitsilano area and an area between Marine Drive and the Fraser River.

Statistics

In this total area there are approximately 1,400 buildings which will be affected. The estimated average cost per building is \$5,000.

The following tabulation provides a breakdown regarding the various building types and costs.

Type of Building	Estimated No. of Each Type Affected	Estimated Cost Per Building			Estimated Average Cost Per Suite	Estimated Total Cost
		Maximum	Minimum	Average		
Apartment	500	\$15,000	\$ 500	Small apartments \$2,000 Large apartments \$9,000 Overall \$5,000	\$ 100	\$2.5 M
Commercial or Industrial	900	\$15,000	\$ 500	\$5,000	N/A	\$4.5 M
TOTAL	1,400 buildings					\$7.0 M

It should be appreciated that such cost estimates are very difficult to make since the detailed internal plumbing design of every building is different and separation costs are entirely dependent on these details.

Future Program

As stated in our report to the Finance Committee, there will be some additional separation work in the next 5-Year Capital Program. This separation work will be less extensive than the current program and most work will take place in the same general area as the current program.

Possible Options

Some possible options are:

- 1) Property owners to pay the full cost of separation on private property.
  - a) with no financing provided;
  - b) with financing provided by the City over a 5, 10 or 15-year period at the property owner's option.
- 2) City to pay the full cost of separation on private property with the estimated cost to the City being \$7 M.
- 3) City to pay the full cost of separation on private property for apartments only - estimated City cost of \$2.5 M.
- 4) City to pay the cost of all work between the property line and the building with property owners paying for all changes inside buildings - estimated City cost of \$2 M.

The Director of Finance has not had an opportunity to review the financial implications of the above suggestions, but he is extremely concerned about the potential costs to the City and the precedent that would be set if the City were to pay the costs of this work on private property."

UNFINISHED BUSINESS (Cont'd)

Sewer Separation on Private Property (Cont'd)

MOVED by Ald. Rankin

THAT option No.4. in the Board of Administration report dated July 26, 1974, be approved.

AND FURTHER THAT all property owners be given the opportunity of paying for the balance of the sewer separation costs on an optional basis of financing by the City over a 5, 10 or 15 year period.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt (in amendment)

THAT the following words be added to the first paragraph of Alderman Rankin's motion - "in respect of apartment properties only and that commercial and industrial property owners pay the full cost of separation on private property"

FURTHER THAT the last paragraph of Alderman Rankin's motion be struck and the following substituted -

"FURTHER THAT the Director of Finance report back on alternative ways and means to assist apartment, commercial and industrial owners in financing their respective costs regarding sewer separation, to include the 5, 10 or 15 year financing proposal."

- LOST

(Ald. Bowers, Linnell, Rankin and Volrich opposed)

A tie-vote resulted and, therefore, the amendment was declared LOST.

Lease Surrender - Standard Oil Co.,Ltd.,  
570 Carrall Street.

City Council, on July 23, 1974, after considering a report of the Board of Administration on the matter of lease surrender - Standard Oil Co.,Ltd., - 570 Carrall Street, and after having heard a proposal submitted on behalf of Mid East Enterprises Ltd., which sub-leases a portion of the premises, deferred consideration of the report pending a report back from the Supervisor of Property and Insurance.

Council this day noted a report from the Board of Administration dated July 29, 1974, containing further information submitted by the Supervisor of Property and Insurance. After due consideration it was,

MOVED by Ald. Linnell

THAT Mid East Enterprises be permitted to occupy a portion of the premises at 570 Carrall Street on a month-to-month basis, at an economic rental, until such time as the City requires the site,

AND FURTHER THAT Mid East Enterprises Ltd., guarantees to demolish the building and leave the site in a neat and tidy condition when required, and, in this regard, post a bond.

- CARRIED

(Ald. Bowers and Volrich opposed)

The following Unfinished Business items were deferred pending the hearing of delegations this afternoon.

49th Avenue Crosstown Bus.

Portable Signs.

Greater Vancouver Convention and Visitors' Bureau  
- Grant Request.

The Unfinished Business Item concerning Space Requirements of Vancouver Police Department was also deferred, pending a Report Reference later this day.

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COMMUNICATIONS OR PETITIONS.

1. Neighbourhood Services Association  
Community Development Budget.

MOVED by Ald. Rankin

THAT the request of the Neighbourhood Services Association to appear as a delegation later this day regarding the Association's Community Development Budget, and which is contained in the Joint Standing Committee report dated July 25, 1974, be granted.

- CARRIED UNANIMOUSLY.

2. Folkfest '74

Council noted a letter from Folkfest '74 expressing its appreciation to the Council, Engineering Department and Vancouver Police Department, as a result of the success of the recent Folkfest Week.

MOVED by Ald. Linnell

THAT the letter from the Folkfest '74 be received.

- CARRIED UNANIMOUSLY.

3. Vancouver Bach Choir - Grant Request.

Council noted a letter dated July 18, 1974, from Vancouver Bach Choir, requesting a grant equal to rental of the Queen Elizabeth Theatre for a performance on Sunday, December 15, 1974 and a rehearsal the previous day.

MOVED by Ald. Pendakur

THAT a grant equal to rental for the Queen Elizabeth Theatre at an approximate cost of \$450, to the Vancouver Bach Choir, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

4. Vancouver Tenants Council.

Council noted a letter dated July 24, 1974, from the Vancouver Tenants Council asking to appear before a full meeting of Council at the earliest possible evening session, with regard to the City passing a by-law which would establish a Municipal Rent Review Bureau.

MOVED by Ald. Rankin

THAT the request of the Vancouver Tenants Council to appear as a delegation at an evening Council Meeting, be granted and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION  
REPORT, July 26, 1974.

Works and Utility Matters,  
July 26, 1974.

Council considered this report which contains two clauses, identified as follows:

- C1.1. Construction of Storm Sewer on Vernon Drive -  
Adanac to Georgia Street.
- C1.2. First Aid Supplies.

Council took action as follows:

Regular Council, July 30, 1974. . . . . 5.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Works and Utility Matters (Cont'd)

MOVED by Ald. Pendakur

THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY.

Building and Planning Matters  
July 26, 1974.

Council considered this report which contains two clauses, identified as follows:

- Cl.1. Strata Title Application - New Construction  
621 East 6th Avenue, Lot 'C'  
Block 86, D.L.264A Plan 14993, Daon Development  
1050 West Pender Street, Vancouver, B.C.
- Cl.2. Cedar Cottage Neighbourhood Improvement Program  
Site Office, Staffing, R.R.A.P. Administration.

Council took action as follows:

Strata Title Application - New Construction  
621 East 6th Avenue,  
Daon Development, 1050 West Pender Street,  
Vancouver, B.C. ( Clause 1)

MOVED by Ald. Volrich

THAT the application of Daon Development, under the Strata Titles Act re new construction at 621 East 6th Avenue, be approved, subject to application of the relevant by-laws.

- CARRIED UNANIMOUSLY.

Cedar Cottage Neighbourhood Improvement Program,  
Site Office, Staffing, R.R.A.P. Administration. (Clause 2)

MOVED by Ald. Marzari

THAT the recommendations of the Board of Administration contained in this clause be approved after changing recommendation (b) to read as follows:

"That the City request C.M.H.C. to administer the R.R.A.P.,  
publicise and promote the benefits of this program."

- CARRIED UNANIMOUSLY.

(Underlining denotes  
change.)

Finance Matters,  
July 26, 1974.

Council considered this report which contains three clauses, identified as follows:

- Cl.1. Alcoholic Hospital.
- Cl.2. Tender Awards.
- Cl.3. Award of Contract for new No.8 Firehall,  
199 Main Street. Alterations to No.3. Firehall,  
2800 Quebec Street.

Council took action as follows:

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

MOVED by Ald. Pendakur  
THAT the recommendation of the Board of Administration contained in Clause 1 of this report be approved.  
- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt  
THAT Clause 2 of this report be received for information, and the recommendations of the Board of Administration contained in Clause 3, be approved.  
- CARRIED UNANIMOUSLY

Personnel Matters  
July 26, 1974.

Leave of Absence - Mrs A. Derby,  
Plan Checking Assistant I.

MOVED by Ald. Pendakur  
THAT leave of absence with pay on October 2, 1974, and leave of absence without pay on October 3 and 4, 1974, to permit her attendance in Ottawa at a meeting of the Canada Pension Plan Advisory Committee, be granted to Mrs A. Derby, Plan Checking Assistant I.  
- CARRIED UNANIMOUSLY

Property Matters  
July 26, 1974.

Council considered this report which contains two clauses, identified as follows:

- Cl.1. Acquisition for Replotting, Lots B & C, Block H, District Lot 753, 3243 Findlay Street.
- Cl.2. Strathcona Area - Expropriation of 626 East Pender St.

Council took action as follows:

Acquisition for Replotting,  
D.L. 753, 3243 Findlay Street. (Clause 1)

MOVED by Ald. Pendakur  
THAT the recommendation of the Board of Administration contained in this Clause be approved.

Strathcona Area  
Expropriation of 626 East Pender St. (Clause 2)

MOVED by Ald. Harcourt  
THAT this matter be referred to Alderman Harcourt to pursue the subject further with the Provincial Government in an endeavour to make available a Provincial Government-owned lot in the Strathcona Area for Mr. Dai Foon Soon, and the Alderman report back to Council.  
- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

B. DEPARTMENT GENERAL  
REPORT, July 26, 1974.

Works and Utility Matters  
July 26, 1974.

Underground Traffic Signal Interconnection  
Cable on Homer Street from Robson to  
Hastings Street.

MOVED by Ald. Volrich

THAT the recommendation of the City Engineer contained in  
this report be approved.

- CARRIED UNANIMOUSLY

Building and Planning  
Matters, July 26, 1974.

Council considered this report which contains seven clauses,  
identified as follows:

- C1.1. Urban Renewal Funds - Strathcona, Britannia,  
Gastown and Chinatown.
- C1.2. Rezoning Application. S/E East Broadway between  
Woodland and Commercial Drives (1636 East Broadway)  
Lot 13, Block 161, D.L. 264-A.
- C1.3. Rezoning Application. North Side of S.E. Marine Drive  
between Fraser Street and Poplar Street. Lot G.  
Subdivision of Lots 13 - 15 and D - F, of E,  
Block 30, D.L.313.
- C1.4. Rezoning Application. North-east Corner of Semlin  
and Triumph, Lot 16, Block 26, D.L. 184
- C1.5. Development Permit Application No. 57887  
515 West Hastings Street, (Vancouver Square)
- C1.6. Rezoning Application. West Side Cambie Street  
(7500 Block) Lot 50, Except West 7 Feet of Centre  
Portion of D.L.323.
- C1.7. Britannia Community Services Centre Building Contract.

Council took action as follows:

Urban Renewal Funds - Strathcona,  
Britannia, Gastown and Chinatown.(Clause 1)

MOVED by Ald. Volrich

THAT the recommendations of the Director of Planning,  
contained in this clause, be approved.

- tabled

MOVED by Ald. Harcourt

THAT this clause be tabled until the next regular meeting  
of Council and, in the meantime, the Director of Planning discuss  
the matter with the Strathcona Owners and Tenants Association  
including the Strathcona Rehabilitation Committee and report  
back, particularly with regard to a proposed expansion of the  
Community Centre.

AND FURTHER THAT the organizations appear before Council  
as a delegation on this matter if they so desire.

- CARRIED UNANIMOUSLY

At this point in the proceedings Alderman Gibson was of the opinion that permission of Council should be granted with respect to the recording of the proceedings by Cooperative Radio, who had this day been recording the proceedings on a trial basis.

MOVED by Ald. Gibson  
THAT permission be granted to Cooperative Radio to record the proceedings of this meeting of Council.

- CARRIED

(Alderman Pendakur opposed)

Council recessed at 10.45 a.m. and, after an 'In Camera' meeting the the Mayor's office, reconvened in the Council Chamber at 11.15 a.m.

DEPARTMENT GENERAL  
REPORT, July 26, 1974(Cont'd)

Building and Planning Matters  
July 26, 1974. (Cont'd)

Clauses 2, 3 and 6.

MOVED by Ald. Harcourt  
THAT the delegation requests contained in these three clauses be granted.

- CARRIED UNANIMOUSLY

Rezoning Application  
North-east Corner of Semlin and Triumph  
Lot 16, Block 26, D.L. 184 (Clause 4)

MOVED by Ald. Volrich  
THAT the recommendation of the Director of Planning contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application No.57887  
515 West Hastings Street(Vancouver Square)  
(Clause 5)

MOVED by Ald. Marzari  
THAT this application be not approved and the developer be asked to submit a new Development Permit Application.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Linnell,  
Pendakur, Rankin and Volrich opposed)

MOVED by Ald. Pendakur  
THAT the recommendation of the Director of Planning contained in this clause, be approved.

- CARRIED

(Alderman Marzari opposed)

Britannia Community Services Centre  
Building Contract (Clause 7)

MOVED by Ald. Linnell  
THAT the recommendation of the Director of Planning contained in this clause, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Fire and Traffic  
Matters, July 26, 1974,

Council considered this report which contains two clauses, identified as follows:

- Cl.1. Street Closures in Gastown to Accommodate a Bicycle Race.
- Cl.2. Traffic Arrangements During Construction of Hudson Street Bridge.

Council took action as follows:

Street Closures in Gastown to  
Accommodate a Bicycle Race (Clause 1)

MOVED by Ald. Rankin

THAT the request of the Gastown Merchants Association for street closures in Gastown to accommodate a bicycle race as set out in this clause, be approved subject to the following conditions proposed by the City Engineer:

- A. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
- B. The cost of temporary traffic controls be borne by the applicant.
- C. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

- CARRIED UNANIMOUSLY

Traffic Arrangements During Construction  
of Hudson Street Bridge. (Clause 2)

MOVED by Ald. Pendakur

THAT the recommendations of the City Engineer contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Finance Matters  
July 26, 1974.

D.A.Brown, Claim No. 15097

MOVED by Ald. Rankin

THAT the recommendation of the Director of Legal Services contained in this report, be approved

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

C. Special Report from City  
Planning Department. July 26, 1974.

Future Scenarios for Downtown Vancouver.

It was agreed to defer consideration of this report pending a Report Reference later this day.

D. Business Licence Suspension -  
1833 Victoria Diversion

The Council considered the following report from the Chief License Inspector:

"At 1833 Victoria Diversion, a bottle depot is under licence to Mr. R.E. Admiral (#24069). The City Engineer advises that in the operation of this business, numerous City By-laws have been broken, and continue to be broken, after repeated warnings from both our inspectors and the Police. The following infractions have been brought to the operator's attention, but continue to persist:

- a) use of unlicensed fork-lift on City lane and boulevard,
- b) use of the boulevard for storage of, and sorting of beer bottles - often for a distance of 20 feet from the property line,
- c) use of the boulevard for unloading light delivery vehicles in a location where there is no constructed crossing, thereby breaking down the adjoining curbing.

Because this operation was brought to your officials' attention by citizens' complaints in the summer of 1972, and more recently by separate memos from both Mayor Phillips and Alderman Rankin, and because the operation has persisted in ignoring requests to comply with the law, an inspector was assigned to take photographs of the violations and method of operation on Friday, July 26, 1974. When he was taking photos at 5:00 p.m. on that date, he was approached by one of the employees of the bottle depot. An altercation took place, as a result of which assault charges have been laid by the City employee.

In view of the foregoing, the City Engineer requests that Mr. Admiral's licence be cancelled and the Chief Licence Inspector RECOMMENDS that Mr. Admiral show cause why his business licence should not be cancelled."

MOVED by Ald. Rankin

THAT the recommendation of the Chief License Inspector contained in this report, be approved.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

I. Report of Standing Committee  
on Community Development,  
July 16, 1974

Rezoning Application - N/S East  
11th Avenue between Commercial  
and Victoria (Clause 1)

MOVED by Ald. Volrich,  
THAT the resolution of the Committee contained in this Clause  
be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,  
THAT the applicants be advised that Council is not in favour  
of rezoning the area involved and, therefore, their rezoning  
application be not sent to a Public Hearing.

(tabled)

MOVED by Ald. Linnell,  
THAT the foregoing motion by Alderman Rankin be tabled pending  
a further report on this matter from the Standing Committee on  
Community Development.

- CARRIED

(Alderman Rankin opposed)

II. Report of Standing Committee  
on Finance and Administration,  
July 18, 1974

The Council considered this report of the Committee which  
contains three clauses identified as follows:

- Cl. 1: Review of the 1976-1980 Five Year Plan  
Submissions
- Cl. 2: Request for Allocation of Funds in the  
1976-80 Five Year Plan for Access to  
the Fraser River
- Cl. 3: Toward Pay-As-You-Go Capital Financing

The Council took action as follows:

MOVED by Ald. Volrich,  
THAT Clauses 1 to 3 inclusive contained in this report be  
received for information.

- CARRIED UNANIMOUSLY

III. Joint Report of Standing Committees  
on Community Development, Finance &  
Administration and Social Services,  
July 25, 1974

Future Funding - Neighbourhood Services  
Association Community Development Depart-  
ment and Citizen Groups (Clause 1)

Council agreed to defer consideration of this matter pending  
the hearing of a delegation later this day.

G.V.R.D. Matters

Alderman Gibson requested that the Council representatives on  
the G.V.R.D. urge the Regional District Board to oppose a develop-  
ment proposal affecting Bowen Island, as he was of the opinion  
that normal procedures were being 'short circuited'.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,  
SECONDED by Ald. Gibson,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450,  
BEING THE LICENSE BY-LAW (To  
impose a fee of between \$144,00  
- \$252.00 on all live-aboard  
boats within the City)

MOVED by Ald. Pendakur,  
SECONDED by Ald. Linnell,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Pendakur,  
SECONDED by Ald. Linnell,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO PROVIDE FOR THE CASTING  
OF VOTES BY HOSPITAL PATIENTS

MOVED by Ald. Volrich,  
SECONDED by Ald. Linnell,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,  
SECONDED by Ald. Linnell,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Cleaning Sidewalks in  
Commercial Areas

The following Notice of Motion was submitted by Alderman Massey at the Council meeting on July 23, 1974, and was seconded this day by Alderman Linnell,

MOVED by Ald. Massey,  
SECONDED by Ald. Linnell,  
THAT WHEREAS the City incurs great cost cleaning the boulevards and sidewalks abutting private property in commercial areas;

AND WHEREAS the commercial property owners are to a large extent the beneficiaries of this work;

THEREFORE BE IT RESOLVED THAT the Council intends to seek a Charter amendment which would make it the responsibility of the commercial property owner to maintain in a fit state of cleanliness his abutting section of sidewalk and boulevard and instructs the Director of Legal Services and the City Engineer to report back on the feasibility of this proposed Charter amendment.

(tabled)

MOVED by Ald. Rankin,  
SECONDED by Ald. Linnell,  
THAT the foregoing motion be tabled until Alderman Massey returns from Leave of Absence.

- CARRIED UNANIMOUSLY

2. Leave of Absence:  
Alderman Massey

MOVED by Ald. Linnell,  
SECONDED by Ald. Marzari,  
THAT, as requested, Leave of Absence be granted to Alderman Massey from July 30, 1974, to August 13, 1974, inclusive.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 11:40 a.m. to reconvene in the Council Chamber at 2:00 p.m.

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The Council reconvened in the Council Chamber at approximately 2:00 p.m., with Mayor Phillips in the Chair and the following members present:

- PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Harcourt, Hardwick,  
Linnell, Marzari, Pendakur, Rankin,  
and Volrich
- ABSENT: Alderman Massey (Leave of Absence)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,  
SECONDED by Ald. Pendakur,  
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

49th Avenue Crosstown Bus

Council on July 23, 1974, agreed to hear a delegation from the Marpole-Oakridge Area Council on the matter of the proposed east-west bus service along 49th Avenue. Council at that time noted a memorandum from the Mayor dated July 4, 1974, advising that the Provincial Government had agreed to a crosstown bus route.

Mr. E.J. Ruddell addressed the Council and filed a brief in which reference was made to a petition with 24,770 signatures from residents in the Marpole, Sunset, Fraserview-Champlain and U.B.C. areas. The petition was filed with the City Clerk this day. The brief submitted by the delegation proposed a specific route and asked the Council "to take whatever steps it can to have the proposed bus service inaugurated".

MOVED by Ald. Pendakur,  
THAT City Council endorse in principle the 49th Avenue bus route proposed by the organization and request the Minister of Municipal Affairs to implement the service as soon as possible;

(not put)

FURTHER THAT the petition submitted by the organization be forwarded to the Minister.

(see below)

MOVED by Ald. Hardwick,  
THAT the request of the organization, i.e., for a direct crosstown bus service on 49th Avenue (U.B.C. via Marine Drive to 41st Avenue and Dunbar Street, Dunbar Street, Marine Drive, 49th Avenue, Kerr Street, 54th Avenue, Type Street, 49th Avenue, Imperial, Nelson, Kingsway and return), be referred to the City Engineer for detailed information by way of a report reference;

FURTHER THAT the second part of Alderman Pendakur's motion be approved, i.e., that the petition submitted by the organization be forwarded to the Minister.

- CARRIED UNANIMOUSLY

Portable Signs

As agreed to by Council at its meeting on July 23, 1974, a delegation was heard from Mr. David P. Yanor on the matter of the portable sign section of the Sign By-law. Mr. Yanor submitted a brief and requested that certain proposals detailed in his brief be included in the Sign Control By-law under Section 6.

MOVED by Ald. Pendakur,  
THAT the foregoing submission be referred to the Waterfront and Environment Committee for consideration and recommendation in respect of Mr. Yanor's request to incorporate his proposals in the Sign By-law.

- CARRIED UNANIMOUSLY

Greater Vancouver Convention and Visitors' Bureau: Grant Appeal

As agreed to by Council at its meeting on July 23, 1974, Mr. John E. Hoegg addressed Council appealing the City's civic grant request of \$100,000 approved earlier this year. Mr. Hoegg referred to his brief which had been circulated to Council previously requesting an additional \$50,000 and certain other proposals.

MOVED by Ald. Linnell,  
THAT an additional grant of \$50,000 to the Greater Vancouver Convention and Visitors' Bureau be approved.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Pendakur, Rankin and Mayor Phillips opposed)

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Greater Vancouver Convention and  
Visitors' Bureau: Grant Appeal  
(continued)

MOVED by Ald. Bowers,

THAT an additional grant of \$25,000 to the Greater Vancouver  
Convention and Visitors' Bureau be approved.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY

(Aldermen Hardwick, Marzari and Rankin opposed)

DELEGATIONS AND REPORTS

III. Joint Report of Standing Committees  
on Community Development, Finance &  
Administration and Social Services,  
July 25, 1974

Future Funding - Neighbourhood Services  
Association Community Development  
Department and Citizen Groups (Clause 1)

Council heard representation from the Neighbourhood Services  
Association speaking in support of its request as contained in Clause  
1 of this report, which had been deferred earlier this day.

Mr. Ken Leitch, Miss Cindy Walter and Mr. Richard Clarke  
expressed their views with respect to services being carried out  
by the Association.

MOVED by Ald. Volrich,

THAT the City continue funding the Neighbourhood Services  
Association - Community Development Department until December 31,  
1974, by providing an additional grant of \$6,500.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Rankin and Mayor  
Phillips opposed)

A tie voted resulted and therefore the motion was declared lost.

MOVED by Ald. Volrich,

THAT recommendation (b) of the Committee contained in this  
Clause be approved.

- CARRIED BY THE  
REQUIRED MAJORITY

(Aldermen Bowers and Linnell opposed)

MOVED by Ald. Volrich,

THAT recommendation (c) of the Committee contained in this  
Clause be approved after amendment as follows:

"THAT financial assistance as requested by citizens groups  
be submitted to Council through the Standing Committee of  
Council on Community Development on the following basis:

- (i) To assist citizens to organize themselves around  
specific neighbourhood and community issues and  
neighbourhood projects
- (ii) To assist citizen groups to obtain and use expert  
technical and professional advice on how best to  
achieve the results they desire."

- CARRIED

(Alderman Marzari opposed)

cont'd....

Regular Council, July 30, 1974 . . . . . 16

DELEGATIONS AND REPORTS (cont'd)

Future Funding - Neighbourhood Services  
Association Community Development  
Department and Citizen Groups (Clause 1)  
(continued)

MOVED by Ald. Volrich,  
THAT recommendation (d) of the Committee contained in this  
Clause be approved.

- CARRIED

(Aldermen Gibson and Marzari opposed)

MOVED by Ald. Volrich,  
THAT recommendation (e) contained in this Clause be received  
for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,  
THAT this matter of the Neighbourhood Services Association be  
referred to the Community Development Committee to:

- (a) carry out an evaluation of the effectiveness and usefulness of past and present community development activities carried out under N.S.A., and the future role and relationship as between Council and N.S.A. in the area of community development work;
- (b) present recommendations as to the extent to which N.S.A. should continue to be funded for community development programs;
- (c) as part of any new arrangement, to establish a procedure of periodic reporting to the Community Development Committee as to the state and progress of these programs.

- CARRIED UNANIMOUSLY

REPORT REFERENCE AND UNFINISHED BUSINESS

Space Requirements of Vancouver  
Police Department

Council on July 23, 1974, when considering a report from the Clients' Committee re Space Requirements of the Vancouver Police Department, agreed to consider a report from Graham Brawn & Associates Ltd., the Consultants. Pursuant thereto, Mr. Brawn addressed the Council and gave further explanation to his report headed "Vancouver City Police - Interim Accommodation Needs, Headquarters and District 1 and 2".

The Chief Constable also addressed Council and answered questions on the subject.

MOVED by Ald. Bowers,  
THAT Option 5 as contained in the submission from Graham Brawn & Associates Ltd., and referred to on pages 9 and 11, be approved, with the funds being appropriated from the proceeds of the sale of the new court building.

- CARRIED

(Alderman Linnell opposed)

MOVED by Ald. Bowers,  
THAT Council recognizes the need for improved parking for the Public Safety Building and therefore request the Board of Administration to report, in consultation with Graham Brawn & Associates Ltd., and Departments concerned, on the whole parking situation, such report to include consideration of the use of the vacant site behind the Public Safety Building with an ultimate conversion to office space if required.

- CARRIED UNANIMOUSLY

Transit Matters: Meeting with  
Minister of Municipal Affairs

At this point in the proceedings, the Mayor reported orally as a result of a meeting held this day between Mr. Lorimer, Transit Bureau, Regional District representatives, Alderman Hardwick and himself.

The Mayor outlined two interim transit proposals which had been presented by the Minister and which the Mayor advised that both he and Alderman Hardwick had expressed their disapproval. The Mayor advised that he had reminded Mr. Lorimer and the Transit Bureau of the Council's desire to have a subway system downtown and not a surface railway system.

The Mayor advised that a further meeting between the Council's Special Committee on Transit, the Minister and the Transit Bureau has been scheduled for Wednesday, September 4, 1974.

REPORT REFERENCE AND REPORTS (cont'd)

Future Scenarios for  
Downtown Vancouver

Council considered the following report of the Director of Planning dated July 26, 1974, regarding future scenarios for Downtown Vancouver:

"At the Civic Development Committee meeting on July 11, 1974, the Downtown Study Team presented a progress report on work to date. The critical importance of the assumptions on future growth rates to development regulations and to transportation planning was discussed.

On the suggestion of the Chairman, the Committee agreed that the question of future scenarios for Downtown Vancouver was of such importance that draft material extracted from the Study Team's forthcoming report should be circulated for information to all members of Council.

Accordingly a draft chapter from the Downtown Study entitled "Future Scenarios for Downtown Vancouver" is attached herewith for information of Council. Informal comments of members of Council will be welcomed, and should be directed either to the Civic Development Committee or directly to Mr. Gerald Davis, the City's consultant on Downtown planning.

It should be noted that the subject matter of future growth of the Downtown is of direct concern to the G.V.R.D. which has the Livable Region Plan under preparation.

A letter dated July 18, 1974 (copy attached) has been received from the G.V.R.D. notifying the City of a G.V.R.D. Board resolution adopted on May 29, 1974 as follows:

'Request the City of Vancouver to estimate the amount of development it wishes to proceed with in the Downtown and Broadway areas; what amount it is prepared to see diverted to Regional Town Centres; and what means it would employ to assist in accomplishing this diversion.'

The letter requests that the City, preferably the Council rather than staff, supply the information requested by August 22, 1974.

Since neither the final Downtown Study nor the forthcoming Planning Department report on central Broadway rezoning will be in Council's hands before September, a letter will be sent to to the G.V.R.D. informing them that Council cannot review these questions by the requested date. In the meantime, staff liaison with the G.V.R.D. Planning Department is being maintained on the question of central area growth and decentralization.

These items are forwarded for the INFORMATION of Council. "

Mr. Gerald Davies representing the Downtown Study Team gave an explanation of the Team's draft submission appended to the Director of Planning's report, and referred to scenarios (a), (b), (c), (d) and (e) outlined in the report advising that the Study Team has a preference for scenario (c).

Regular Council, July 30, 1974 . . . . . 18

REPORT REFERENCE AND REPORTS (cont'd)

Future Scenarios for Downtown  
Vancouver (continued)

MOVED by Ald. Hardwick,

THAT the report of the Director of Planning be received and forwarded to the Greater Vancouver Regional District and the Regional District be advised that Council's preference at this time is scenario (c) as contained in the Downtown Study Team's draft submission.

- CARRIED

(Aldermen Harcourt and Pendakur opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,

SECONDED by Ald. Hardwick,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 5:30 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council meeting of July 30, 1974, adopted on August 13, 1974.

*A. Phillips*  
MAYOR

*R. V. Little*  
CITY CLERK

Board of Administration Report, July 26, 1974 . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Construction of Storm Sewer on Vernon Drive  
- Adanac to Georgia Street

The Acting City Engineer reports as follows:

"The present sewer on Vernon Drive, from Adanac to Georgia Street, is inadequate in size to handle the storm runoff. A new sewer should be constructed to handle the storm runoff and to complete the twin sewer system in the area.

The estimated cost for this sewer construction is \$15,000.

I RECOMMEND that \$15,000 be appropriated from Sewer Capital Account 118/7913, 'C.N.R. False Creek Flats Contributions', so that this sewer on Vernon Drive may be constructed. These C.N.R. contributions are for projects which have already been completed as part of the 1972 False Creek Flats Agreement using Sewer Capital Funds."

Your Board RECOMMENDS that the foregoing be approved.

2. First Aid Supplies

The Acting City Engineer reports as follows:

"The Workmen's Compensation Board has recently introduced new regulations covering First Aid service in industry in the province. The overall effect is an increase in the amount of service which we must provide. A review of our obligation in this regard shows that we will have to supply 200 additional first aid kits and re-stock our existing first aid kits in the field, for a total cost of \$4,000.00.

This expense was not anticipated in the preparation of the budget and it will be necessary to provide additional funds.

I RECOMMEND that \$4,000.00 be appropriated from contingency reserve and credited to Account 8008/945, 'First Aid Supplies and Services', to cover the supply of additional first aid kits."

Your Board RECOMMENDS the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 977

Board of Administration, July 26, 1974 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS

CONSIDERATION

1. Strata Title Application - New Construction  
621 East 6th Avenue, Lot 'C'  
Block 86, D.L. 264A, Plan 14993  
Daon Development, 1050 West Pender Street,  
Vancouver, B.C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from DAON Development Corporation, for approval of a Strata Plan for a new (3) three storey with two levels of underground parking, wood frame apartment building containing 47 dwelling units at 621 East 6th Avenue."

N.B.: See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

First Mortgages in the amount not to exceed 90% of the appraisal price may be arranged through the Bank of Montreal, Main Branch, Bentall Centre, at current interest rates for a five-year term and a 25-year amortization period. Purchasers may arrange their own financing at no extra cost.

Second Mortgages of up to \$5,000 are available to those who qualify from the Government of British Columbia. The mortgages are insured by the Mortgage Insurance Company of Canada at 1% of the mortgage amount.

Subsection (b) - Any bonusing of financing

There is no bonusing of financing.

Subsection (c) - Details of a management contract and monthly services

A Management Contract for one year between D.D.L. Management Ltd. (a wholly owned subsidiary of DAON Development Corporation) and the Strata Corporation will be entered into.

Under the Strata Titles Act, a Management Contract may be terminated on 90 days' notice, at the option of the owners. Management Fee will be \$8.00 per unit, per month. D.D.L. Management Ltd. will be responsible to the Strata Corporation for the operations and maintenance of the common areas of the Strata Corporation.

Monthly Services:

- 1 - Bedroom approximately \$41.40 per month
- 1 1/2 - Bedroom approximately \$48.90 per month
- 2 - Bedroom approximately \$54.25 per month

Clause #1 continued:

Included in the above are salaries for Resident Care-taker, cost of carrying his suite, Fuel, Electricity for Common Areas, Insurance, Management Fee, Water, Sewer, Garbage removal, Allowance for Repairs and Maintenance fees will commence November 1, 1974. All normal operating costs up to that time will be absolved by DAON.

There is no reserve, but each owner shall pay \$100.00 fee when purchasing his unit, which will be credited to the Strata Corporation Reserve Fund. This Reserve Fund will be placed in an interest-bearing bank account, to be used at the discretion of the Strata Corporation owners.

Subsection (d) Taxes and other costs.

- 1 - Bedroom approximately \$450.00 gross
- 1 1/2 - Bedroom approximately \$500.00 gross
- 2 - Bedroom approximately \$550.00 gross

The Provincial Government provides the Home Owner's Grant of \$200.00 to owners who reside in the Strata unit as their primary residence, as well as the School Tax Removal and Resource Fund Grant in the amounts of \$30.00 to \$40.00. Resident owners, 65 years of age or older, may qualify for an additional Home Owner's Grant of \$50.00. The total amount of the applicable Grants would be deducted from the estimated gross taxes for those who qualify.

Other than the monthly servicing costs and property taxes referred to above there are no other charges that DAON is aware of.

Subsection (e) - Shared Facilities and Common Areas.

The Director of Planning has examined the prospectus and plans and finds the following:

- (a) Laundry and storage The Laundry Room and the Locker Room are provided for the use of the Strata Corporation owners. One locker will be assigned to each owner.
- (b) Parking There are 62 parking stalls included in the underground lot. One stall is assigned to each purchaser for his exclusive use. The remaining stalls may be used for guest parking at the discretion and vote of the Strata Lot owners.
- (c) Balconies and patios Balconies and patios are part of the common area and not part of the individual strata lots. Each strata lot owner will have the exclusive use of the adjacent balcony or patio.

The prospectus states that the copy of the proposed By-Laws will be available for inspection on request.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he is in receipt of a letter from Mr. I. Cohen, Architect, of DAON Corporation, advising that he is inspecting the project to ensure that the building compares favourably with the quality control requirements as contained in the Canadian Code for Residential Construction.

Board of Administration, July 26, 1974 . . . . . (BUILDING - 3)

Clause #1 continued:

Mr. Cohen undertakes also to provide a certificate of compliance when the project is completed. This appears to be a reasonable ground for approval of this project with reference to Section 1 (3) of the Council policy.

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be submitted for CONSIDERATION of Council.

RECOMMENDATION

2. Cedar Cottage Neighbourhood Improvement Program  
Site Office, Staffing, R.R.A.P. Administration

The Director of Planning reports as follows:

"On June 25, 1974, Council designated all of Kitsilano and a portion of Cedar Cottage as Neighbourhood Improvement areas for 1974, and requested senior government approval and contributions towards the costs of planning the Neighbourhood Improvement Programs. This approval was received on July 17, 1974. The matter of accommodation and stenographic help for the Cedar Cottage program was referred to the Board of Administration.

A. Background

On June 27, 1974, a public meeting was held in Cedar Cottage initiating the Neighbourhood Improvement and Residential Rehabilitation Assistance Programs in that area. At this meeting, volunteers came to serve on an ad hoc Citizens' Advisory Committee (see Appendix 1). This Committee is made up of representatives of various area groups and individuals. The Planning Department believes it represents a good cross section of the Neighbourhood Improvement Program community. The first meeting of this Committee was held on July 10.

The role of this Committee is to generate ideas; test out feasibility; select a semi-final list of priorities which would be presented as recommendations to the community at public meetings set for September 11 and October 2. A final project list by the community and staff would be recommended to Council.

It was also determined that the Committee would be open-ended, and would disband upon the formation of a permanent Citizens' Committee that would deal with Neighbourhood Improvement Programs and possible Local Area Planning activity.

With the formation of this Advisory Committee, the Neighbourhood Improvement Program planning process has begun in earnest in Cedar Cottage, and Council is asked to endorse the process as described.

B. Neighbourhood Improvement Program

The Neighbourhood Improvement Program is intended to improve the overall character of a neighbourhood by upgrading social/recreational amenities and engineering services, removing non-conforming uses, and providing funds for land acquisition for housing and community facilities. The Planning Department intends to work with the Advisory Committee in determining the greatest priorities for improvement in the area, to help in determining the feasibility to the proposed projects and to initiate public discussion leading towards a final decision.

Board of Administration, July 26, 1974 . . . . . (BUILDING - 4)

Clause #2 continued:

C. Residential Rehabilitation Assistance Program

One of the primary aims of the Neighbourhood Improvement Program is the rehabilitation of housing through the Residential Rehabilitation Assistance Program. Whereas N.I.P. deals with the physical services in a neighbourhood, R.R.A.P. deals specifically with the housing stock. Although it was the

original intention to have both N.I.P. and R.R.A.P. programs administered by the municipality, it has become clear that few municipalities, including Vancouver, have the staff resources or experience to administer such a program. Since R.R.A.P. is a wholly federal program which is in effect a loan program similar to other N.H.A. programs, it would facilitate the R.R.A.P. aspect of Neighbourhood Improvement if it were administered by the C.M.H.C., consulting with the City N.I.P. staff as required. Representatives of C.M.H.C. in Vancouver have agreed, subject to a formal request from the City.

D. Site Office

The purpose of the Site Office is to house personnel of the Planning Department and Central Mortgage and Housing Corporation, providing a base in the area from which the two programs can be directed and information to local residents be made available. C.M.H.C. has already begun to entertain a number of R.R.A.P. applications from the Cedar Cottage area and is prepared to locate staff to deal with these applications in an area office when one is ready.

Locating the Site Office in the Grandview Community Centre has been considered. The intention here would be to share stenographic and telephone services already present at the Community Centre and to use existing City property. However a survey of the Centre's facilities showed that no adequate space could be easily made available immediately. A survey of the general area found a number of suitable sites at reasonable rents that would be available immediately and the Property and Insurance Division has made verbal arrangements with the owners of property at 3378 Findlay Street for 1200 sq.ft. at \$250 per month (\$2.45 per sq.ft. per year).

All furniture for this office is to be supplied on loan from the City's Central Stores. The R.R.A.P. (C.M.H.C.) would contribute to the renting of this Site Office according to the amount of space required.

It is anticipated that the full time services of a clerk-typist would be required to serve the two programs (reports, letters, memos, minutes, etc. for N.I.P.; letters and applications for R.R.A.P.). Although it is difficult to estimate the exact proportions of this service that will be used for N.I.P. or R.R.A.P., an approximate estimate at the present time would be 50% - N.I.P., 50% - R.R.A.P. The actual hours worked by the clerk-typist will be recorded on a time sheet as is currently done by the Planner and Planning Assistant. Since the Neighbourhood Improvement Program is essentially a municipal program (C.M.H.C., to administer the federal R.R.A.P., will be renting space in an N.I.P. office), it is advisable that the clerk-typist be a municipal employee.

E. Time Span

A preliminary N.I.P. plan must be completed in time to allow for its approval by the City and submission to the senior governments with sufficient time for them to consider it and confirm eligibility of implementation funds before November 30, 1974. Following this, there will be further refining of the plan, the supervision of implementation and, possibly, initiation of a Local Area Planning program for the larger Cedar Cottage/Kensington area. The office would therefore be in existence for at least one year. Recommendations in regard to functioning of the office during the N.I.P. implementation stage will arise out of the planning work now being started. The period August 1 to December 31, 1974, would be entirely N.I.P. activity. In 1975, there may be Local Area Planning activity as well if, after the N.I.P. process the residents of Cedar Cottage/Kensington request it, and this would affect the cost sharing arrangements for that period. The Director of Planning will report on this matter towards the end of the year.

Cont'd . . .

Board of Administration, July 26, 1974 . . . . . (BUILDING - 5)

Clause #2 continued:

F. A copy of this report has been sent to the Personnel Services Department and the V.M.R.E.U. for information.

G. Recommendations:

- (a) That City Council endorse the planning process as described (i.e. ad hoc Advisory Committee until actual N.I.P. project selection) to assist in the preparation of the Neighbourhood Improvement Plans.
- (b) That the City request C.M.H.C. to administer the R.R.A.P.
- (c) That City Council authorize the hiring of one Clerk-Typist II to serve the Cedar Cottage Neighbourhood Improvement Program with salary sharing arrangements to be made with Central Mortgage and Housing Corporation.
- (d) That City Council authorize the Supervisor of Property and Insurance to secure suitable Site Office space and conclude lease negotiations within the guidelines of this report on terms suitable to himself and the Board of Administration and to finalize rent sharing arrangements with Central Mortgage and Housing Corporation."
- (e) That Council approve the estimate of \$8,948 for the Cedar Cottage Neighbourhood Improvement Program for 1974, to be charged to the N.I.P. planning costs approved by Council on June 25, 1974.

Your Board supports the RECOMMENDATIONS of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 978

Board of Administration, July 26, 1974 . . . . . (FINANCE - 1)

FINANCE MATTERS

**A-7**

RECOMMENDATION

1. Alcoholic Hospital

Your Board has received the following report from the Director of Finance:

"In past Supplementary Capital Budgets, City Council has provided \$600,000 as a potential contribution to the Alcoholic Receiving Hospital facilities, subject to eventual cost sharing arrangements with the Province.

The City had four tax sale lots with one privately owned lot in the centre, these lots being considered ideal in size and location for the hospital unit. The City therefore purchased the single privately owned lot by resolution of Council July 17, 1973. The amount of \$34,752.27 is therefore the only charge existing against the \$600,000.

I believe the current arrangement is that the City will lease the five lots to the Provincial Government for the Alcoholic Hospital purposes for a nominal amount, but not otherwise provide any funds towards the hospital. Value of the lots is of the order of \$160,000 to \$200,000.

the  
It would therefore appear that the balance of \$600,000 can be brought back into Supplementary Capital Budget unallocated. Alderman Rankin, as Chairman of the Council Committee dealing with this subject, has agreed to this.

I would therefore RECOMMEND that the amount of \$34,752.27 be charged against the capital appropriation for the Alcoholic Hospital and that the balance of the \$600,000 be returned to Supplementary Capital Budget unallocated."

Your Board RECOMMENDS Council approve the foregoing recommendation of the Director of Finance.

INFORMATION

2. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/authorized City officials:

Bolts, Nuts, Washers & Fasteners  
Ride-On Sweeper  
Police All Weather Coats  
Ride-On Power Sweeper  
Unit Substation, Motor Control Centre and Control Panel  
Continuous Stock Forms  
Electric Carts  
Base Stations for Police Dept. Radio Systems  
Roadmarking Paint  
Extra Light Coloured Wiping Rags  
Dump Box Hoists  
Street Lighting Steel Mast Arms  
Fabrication & Installation of Dump Truck Bodies  
Supply of Air Compressor  
Motorcycles

Copies of the details of these tender awards are attached. "

Your Board submits the foregoing report for Council's INFORMATION.

Board of Administration, July 26, 1974 . . . . . (FINANCE - 2)

RECOMMENDATION

3. Award of Contract for New No. 8 Firehall, 199 Main Street  
Alterations to No. 3 Firehall, 2800 Quebec Street

The Director of Permits and Licenses reports as follows:

"New No. 8 Firehall"

On October 30th, 1973 City Council approved a report of the Board of Administration dated October 25th, 1973 authorizing the calling of tenders for a new No. 8 Firehall.

Tenders have been received and analyzed. One tender, that from Manatec Enterprises Ltd. in the amount of \$407,612, was substantially incomplete, and was so declared at the tender opening. On advice from the Law Department this tender has been returned to the bidder as unacceptable.

The following are the acceptable tenders received:

Smith Bros. & Wilson Ltd.	\$428,711
Dawson & Hall Ltd.	507,938
Barnett-McQueen Co. Ltd.	576,000

The Architect recommends the award of the contract to the low bidder, Smith Bros. & Wilson Ltd. He has also recommended the acceptance of certain alternate prices submitted, resulting in an increase of the low bid by \$5,330 to \$434,041. We concur in the recommendations of the Architect.

On the basis of the low tender the estimate of project costs is as follows:

Building Contract	\$434,041
Architects' and Consultants' Fees	37,400
Communications Systems, Alarm Equipment, Traffic Warning Devices	22,950
Crossings and Sidewalks	5,200
Soils and Materials Testing, Misc. Costs	4,925
Landscaping	2,200
Contingency Allowance	1,084
Total	<u>\$507,800</u>

In preparing the 1974 Supplementary Capital Budget, \$580,000 was provided for construction of the new No. 8 Firehall. Approval of the estimated cost of \$507,800 would therefore result in a surplus of \$72,200.

No. 3 Firehall Renovations

Funds in the amount of \$6,200 were approved in the 1973 Supplementary Capital Estimates for improvements to staff facilities and relocation of the alarm centre and electrical services.

A review of the alteration resulted in a revised estimate of \$12,900. The increase of \$6,700 results from an original low estimate, cost escalations and the recommendation from the Assistant City Engineer, Electrical Division that at this time the electrical and communications equipment be upgraded to the standards established for the new firehalls.

The Comptroller of Accounts recommends that the additional funds of \$6,700 for No. 3 Firehall, if approved, be provided from the surplus funds from No. 8 Firehall, the remainder of \$65,500 to be transferred to 1974 Unallocated Capital Funds.

RECOMMENDATIONS

It is recommended that Council:

- A. Accept the low tender of Smith Bros. & Wilson Ltd. for the construction of No. 8 Firehall and enter into a contract with them for the sum of \$434,041, such contract to be satisfactory to the Director of Legal Services and Corporation Counsel;

cont 'd .....

Board of Administration, July 26, 1974 . . . . . (FINANCE - 3)

Clause No. 3 (cont'd)

- B. Authorize the City Treasurer and Collector to return the bid bonds to the unsuccessful bidders;
- C. Approve the additional funds of \$6,700 required for No. 3 Firehall renovations;
- D. Authorize the transfer of \$65,500 from the new No. 8 Firehall capital account back to 1974 Unallocated Capital Funds."

Your Board RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 978-9

Board of Administration, July 26, 1974 . . . . . (PERSONNEL - 1)

PERSONNEL MATTERS

CONSIDERATION

1. Leave of Absence - Mrs. A. Derby,  
Plan Checking Assistant I

The Director of Permits and Licenses reports as follows:

" 'By letter dated August 1, 1973, His Excellency the Governor General in Council on the recommendation of the Minister of National Health and Welfare has appointed Mrs. Adeline I. Derby, Plan Checking Assistant I, to be a member of the Canada Pension Plan Advisory Committee. The appointment is for a term of two years effective October 12, 1973.'

Mrs. A. Derby advises that the next meeting will be held in Ottawa, Ontario on October 3 and 4, 1974.

Mrs. Derby will be required to be absent from the City on October 2, 1974 in order to arrive at her destination on these dates.

It is noted that City Council has previously approved her requests for leave for this purpose in the spring of this year.

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover the leave of absence requested by Mrs. A. Derby. Therefore, the following request of Mrs. Derby is placed before City Council for consideration:

Leave of absence with pay on October 2, 1974 and leave of absence without pay on October 3 and 4, 1974 to permit her attendance in Ottawa at a meeting of the Canada Pension Plan Advisory Committee.

City Council is advised that in the event it gives the foregoing requests favourable consideration, it will be possible under normal circumstances to reallocate a number of Mrs. Derby's duties in such a manner as to maintain the present standard of Public service."

Your Board submits the foregoing report of the Director of Permits and Licenses for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 279

A-3

Board of Administration, July 26, 1974 .....(PROPERTIES -1)

PROPERTY MATTERS

RECOMMENDATIONS

1. ACQUISITION FOR REPLOTTING  
Lots B & C, Block H, District Lot 753  
3243 Findlay Street

The Supervisor of Property and Insurance reports as follows:-

"Lots B & C, Block H, District Lot 753, (known as 3243 Findlay Street), have been offered for sale to the City. On May 28, 1974, City Council approved the acquisition of two properties in this triangular block which is bounded by 16th Avenue, Findlay Street, and Commercial Drive, and which block is under consideration as a future potential housing site. The Director of Planning concurs in the acquisition of the private properties in this block.

These premises comprise a single-storey frame dwelling plus basement, erected in 1924 on a lot 27.65' x 110' plus an additional lot 27.29' x 110', both zoned R.S.-1. The dwelling contains 4 rooms on the main floor plus a bedroom in the basement, 5 plumbing fixtures, has a patent shingle roof, wood shingle exterior walls, concrete foundation, and is heated by an automatic gas-fired furnace. The interior of the dwelling has recently been redecorated throughout, also new plumbing has been installed. As a result of continued maintenance, the dwelling is in good condition.

Following negotiations with the representative for the owners, they are prepared to sell their property for the sum of \$66,500.00 as of July 31, 1974, subject to retaining rent-free possession until September 30, 1974. This price is considered to be fair and equitable and represents market value in this area. It is proposed to rent this dwelling until the City requires the land.

RECOMMENDED

That the Supervisor of Property & Insurance be authorized to acquire the above property for the sum of \$66,500.00 on the foregoing basis, chargeable to Code #4910/405, -- Property Purchases for Resale."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION

2. Strathcona Area  
Expropriation of 626 East Pender St.

The City Clerk, under Memo of June 5, 1974 has forwarded a letter from the Strathcona Property Owners & Tenants Association respecting the expropriation of Mr. Dai Foon Soon's property, formerly known as 626 East Pender Street. A request that Mr. Soon be given further consideration, possibly by the sale of a City-owned lot in the Strathcona Area is supported by two petitions.

The Supervisor of Property & Insurance reports as follows:

Clause 2 (Con't)

"Following extensive negotiations the City in October, 1966 expropriated the property known as 626 East Pender Street and since that time Mr. Dai Foon Soon has submitted numerous letters and briefs to City Council and Senior Government officials. I am attaching copy of Board of Administration, Property Matters, reports dated August 29, 1968 and October 29, 1971, which give a full account of the history of this matter.

It is to be noted that in February, 1966, Mr. Soon purchased a property known as 1328 East 37th Avenue on a larger lot and a much newer dwelling. The City's offer on 626 East Pender St. was quite realistic and compared favourably with the value of the 37th Avenue property.

The petition from the Strathcona Property Owners and Tenants Association refers to a promise that Mr. Soon might be relocated in the 300 or 400 Block East Pender Street. The initial redevelopment plan for these blocks did envision sites for private residential (multiple unit) development but the developer, Orientif Properties Ltd., who purchased the sites, failed to complete construction and in accordance with Resolution of Council of August 10, 1971 and December 7, 1971, the City expropriated the sites for civic purposes. The City has now agreed in principle to the sale of this property to organizations who will be providing senior Citizens and Personal Care facilities.

It is noted that all the individual City-owned lots in the Strathcona Area were withheld from sale for some time at the request of the Strathcona Property Owners & Tenants Association and were then sold to the Provincial Government in accordance with Resolution of Council December 19, 1972 and July 5, 1974.

It is the opinion of the Supervisor of Property & Insurance that the City has dealt realistically with Mr. Dai Foon Soon. He is also of the view that if Mr. Soon still wishes to move back into the Strathcona Area he may enter into negotiations with the Provincial Department of Municipal Affairs to acquire a residential building lot. The sale of his present dwelling on East 37th Avenue should provide Mr. Soon with the necessary funds to re-establish himself in Strathcona or help to finance the construction of a new home."

Your Board

Submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 97/9

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Undergrounding Traffic Signal Interconnection Cable on Homer Street from Robson to Hastings Street

The Acting City Engineer reports as follows:

"Council approved subject to a detailed report being submitted the sum of \$18,000 in the 1974 supplementary capital budget as a start of a program to underground traffic signal interconnection cables. The detailed report follows:

In the downtown area there are 98 signalized intersections operated by local controllers. These controllers are kept in step and their settings changed several times a day to expedite the inbound, outbound and average traffic flows. This is accomplished by using interconnecting cables connecting them to a "Master" controller.

Approximately 75% of the interconnection cables are supported on poles in the streets and lanes. One of these cables runs in the lane east of Seymour Street and forms a major connection to an "undergrounded" system running east along Hastings Street. Because of the importance of the function performed by this cable, it should be installed underground. Removing this cable from the lane east of Seymour Street between Robson and Georgia Street will also enable us to remove all poles in this block.

The estimated cost of installing the duct and cable and removing the existing aerial cable is \$18,000.

I RECOMMEND that the traffic signal interconnecting cable in the lane east of Seymour Street be replaced with underground on Homer Street from Hastings Street to Robson Street and that the \$18,000 which is allocated in the 1974 Supplementary Capital Budget (Communications) for extending the underground traffic signal interconnection system, be appropriated for this project."

FOR COUNCIL ACTION SEE PAGE(S) 98C

Department Report, July 26, 1974 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Urban Renewal Funds - Strathcona, Britannia, Gastown and Chinatown

The Director of Planning reports as follows:

The Strathcona Rehabilitation Project is now in its final phase and it is possible to determine what the final costs will be. The original total allocated for Strathcona was five million dollars from which \$70,000 was deducted for the Gastown Historic Area Beautification Project.

The Strathcona agreement provided for the balance to be allocated as follows:

Grant loans	\$2,000,000
Public Works	\$2,000,000
Administration	\$ 500,000
Contingencies	\$ 430,000

C.M.H.C. and the Province agreed to some reallocation last year partly to cover extra costs for public works and partly to cover such other items as the development of the Linear Park.

The final expenditures (estimated as outside figures) are likely to be as follows:

Grant loans	\$ 800,000
Public Works	\$2,300,000
Administration	\$ 300,000
Contingencies	<u>\$ 300,000</u>
TOTAL	\$3,700,000

The Britannia Urban Renewal Project which was approved at about the same time as the Strathcona Project was for a total net amount of \$1,000,000.

At the time both these projects were approved by the Provincial and Federal Governments, they put the limit of \$3,000,000 on Federal contributions and \$1,500,000 on Provincial contributions on Urban Renewal projects in the City of Vancouver during the then current financial period.

They noted however, that the distribution of the urban renewal funds between projects within Vancouver was discretionary with the City.

The Britannia project is now almost completed and it appears that the cost will exceed the \$1,000,000 by about \$300,000. This is due almost entirely to the unprecedented and unanticipated increase in property values during the period of the agreement. To make up this amount, it is proposed that the City should apply to the Province and to C.M.H.C. to transfer \$75,000 and \$150,000 respectively from their uncommitted shares of the Strathcona funds. The City's \$75,000 will have to be allocated from unappropriated urban renewal funds.

Cont'd . . .

Department Report, July 26, 1974 . . . . . (BUILDING - 2)

Clause #1 continued:

The Gastown and Chinatown areas were designated as historic areas under the Historic and Archaeological Sites Preservation Act in 1971. Following this designation, financial assistance was requested from the Provincial and Federal Governments and some commitments were made for \$35,000 per year for a period of five years from each government, provided that the City matched with an equal amount. The city contributions have in fact been substantially greater than those of the senior governments. With the exception of an agreement for the first Federal contribution there has been no formal agreement between the City and the two senior governments. Two Provincial contributions have been received with a commitment of another contribution in 1975, for a total of \$105,000 from a source other than urban renewal funds. One Federal contribution has been received and the understanding from C.M.H.C. is that further contributions must come as far as they are concerned from other parts of its urban renewal allocation for Vancouver.

When the first beautification proposals were made, a five-year program was contemplated and the estimated costs were considerably less than have recently been encountered. The present program envisions completing the Water Street development in 1975 and making a token start on Chinatown. The financing recently approved for the Water Street project proposes using the balance of the committed beautification funds from the Provincial and Federal Governments and it is suggested that their funds uncommitted from the Strathcona Project should be diverted for this purpose.

A decision to divert City funds from Strathcona has already been made.

In summary, the relation of the Gastown beautification project to urban renewal funds would be as follows:

C.M.H.C.	Committed in 1971 -	\$175,000
	Paid	35,000
	Suggested further transfer from Strathcona:	140,000
Province	Committed in 1971	175,000
	Paid from other sources	\$ 70,000
	Committed from other sources for 1975	35,000
	Suggested transfer from Strathcona :	70,000
City	Transferred from Strathcona:	70,000

With the transfer to Britannia and with the proposed transfers to Gastown, the uncommitted amounts for the Strathcona project for C.M.H.C. and the Province are as follows:

C.M.H.C.	\$465,000 less \$140,000 to Gastown: \$325,000
Province	\$232,500 less \$ 70,000 to Gastown: \$162,500

A recent report on Water Street noted that the remaining funds in the beautification capital budget for Chinatown was \$105,000.

Cont'd . . .

Department Report, July 26, 1974 . . . . . (BUILDING - 3)

Clause #1 continued:

This was indicated as being enough to make merely a token start on Chinatown.

It is suggested that representation be made to C.M.H.C. and the Province that the balance still remaining in the Strathcona Project after the transfers should be held in abeyance in the hope that a significant project can be developed in Chinatown as this is also a historic area and comes within the intent of the original promise of assistance from the Provincial and Federal governments.

It is RECOMMENDED that:

1. The Provincial Government and C.M.H.C. be requested to extend the total amount covered by the Britannia agreement from \$1,000,000 to \$1,300,000 by additional commitments of \$150,000 from C.M.H.C. and \$75,000 from the Province.
2. The Provincial Government be requested to contribute \$70,000 to the Gastown Beautification project in 1975 from their funds allocated for the Strathcona project which will not now be required.
3. C.M.H.C. be requested to contribute \$140,000 in 1975 to the Water Street project from their allocation for the Strathcona project.
4. The Provincial and Federal Governments be asked to leave unallocated the balance remaining in the Strathcona project (\$325,000 in the case of the Federal and \$162,500 in the case of the Province) pending further developments on the Chinatown Beautification project.

2. Rezoning Application  
S/E East Broadway between Woodland and Commercial  
Drives (1636 East Broadway)  
Lot 13, Block 161, D.L. 264-A

The Director of Planning reports as follows:

An application has been received from Romes, Kwan and Associates, 1770 Burrard Street, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above described property be rezoned from RM-3 Multiple Dwelling District to C-2 Commercial District for the purpose of:

"the rezoning and consolidation of the above (Lot 13 and 14, Block 161, D.L. 264A) into one single commercial district C-2. The above two 50 ft. lots are under one ownership and comprise two zoning districts C-2 and RM-3. The properties are both underdeveloped. The properties on both sides of these lots are well developed as an apartment building to the west and a bowling alley to the east. Under restriction of the size and zoning difference, we feel that the rezoning of the 50 foot RM-3 portion to C-2 is necessary in order to have a viable scheme."

Description of Site

The subject property has frontage of 50 feet and a depth of 122 feet for a site area of 6100 ft. The adjoining parcel proposed to be consolidated is the same size for a total site area of 12,200 square feet.

There is approximately a ten foot rise in grade from the front to the rear of the site.

Cont'd . . .

Department Report, July 26, 1974 . . . . . (BUILDING - 4)

Clause #2 continued:

The subject property is presently developed with an older one family dwelling and the C-2 property is developed with an older commercial structure currently vacant.

West of the subject property along both sides of Broadway and north of Broadway for approximately four blocks is zoned RM-3 Multiple Dwelling. To the south of Broadway the land is zoned RT-2 Two Family Dwelling District. East of the subject property on both sides of Broadway to approximately Victoria Drive is zoned C-2 Commercial and both sides of Commercial Drive from 15th Avenue to Venables is zoned C-2 Commercial.

Description of Proposal

The Architects' drawings forming part of the application, marked "Received City Planning Department, February 27, 1974," indicated a three storey structure with commercial and residential uses. The building shown on the drawings show three levels fronting onto Broadway and three levels plus a basement (used for underground parking) at the lane elevation.

The first floor consists of commercial retail (4300 sq. feet) on the Broadway frontage and underground parking at the rear. The second floor consists of office space (4600 sq. feet) on Broadway and four dwelling units at the rear. The third floor indicates eight dwelling units plus a roof terrace on Broadway.

Under the by-law 24 parking spaces would be required, 25 are provided in the proposed development, with vehicular ingress and egress from East Broadway.

Analysis

The proposed development is situated adjacent to the commercial zoning at Broadway and Commercial Drive. While there is some refurbished commercial development at this corner there is much underdeveloped commercially zoned land in the immediate vicinity along Commercial Drive.

There is no evidence to support the need for additional commercial zoning in this area, however, it should be noted that favourable consideration would be given to rezoning Lot 14 from a C-2 Commercial District to a RM-3 Multiple Dwelling District.

The City Engineering Department advises that it is highly undesirable to have access from Broadway and suggest that if at all possible should be from the lane.

It should also be noted that with the exception of a small roof terrace there is no useable open space for the residents.

The Technical Planning Board on June 28, 1974, recommended that the application to rezone the subject lands be not approved.

The City Planning Commission at its meeting on July 3, 1974, endorsed the recommendation of the Technical Planning Board not to approve the foregoing rezoning application.

It is RECOMMENDED that the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION REQUEST: Mr. Vincent Kwan

Department Report, July 26, 1974 . . . . . (BUILDING - 5)

3. Rezoning Application  
 North Side of S. E. Marine Drive between Fraser  
 Street and Poplar Street  
 Lot G, subdivision of lots 13 - 15 and D - F, of E,  
Block 30, D.L. 313

The Director of Planning reports as follows:

An application has been received from W. R. Lort, 456 West Broadway, Vancouver, B. C. requesting an amendment to Zoning and Development By-law No. 3575 whereby the above described property be rezoned from C-1 Commercial Development to CD-1 Comprehensive Development District for the stated purpose of "an extension to the Blue Boy Motor Hotel located at 695 S. E. Marine Drive."

History

The Blue Boy Motor Hotel annex located on the north west corner of S. E. Marine Drive and Fraser Street, to which the current application proposes an extension, was rezoned from a C-1 Commercial District to a CD-1 Comprehensive Development District in 1966. The rezoning was conditional upon the detailed scheme of development to be first approved by the Technical Planning Board and floor space ratio not to exceed 1.20. The floor space ratio was set at 1.20 as the same permitted in the C-1 Commercial District. A development permit application was filed for development with a floor space ratio of 1.36. The Technical Planning Board recommended that the application be refused as it was in excess of the maximum permitted floor space ratio by City Council upon rezoning the site. City Council of that day, however, approved the development permit application.

The subject property was previously zoned RS-1 One Family Dwelling District, however, at the time of widening S. E. Marine Drive, a portion was taken from the site leaving lots of only 85 feet in depth. This was considered to be too shallow for single family homes. A request was made by an oil company to develop a small gasoline service station on the property and was rezoned to C-1 Commercial. The gasoline service station was approved subject to conditions, erected and used, but has since been vacated.

Development of Site

The subject property has a frontage of approximately 85.09 feet on Poplar Street and a depth of 214 feet along S. E. Marine Drive for a total site area of 18,209 square feet. The site has approximately a 5 foot grade rise from S. E. Marine to the lane to the north and is virtually flat from Poplar Street to the rear of the site.

The lands at the north-west and north-east corners of S. E. Marine and Fraser are zoned CD-1 Comprehensive Development District and are developed with the Blue Boy Motor Hotel. The south-west corner of S. E. Marine and Fraser is zoned C-1 Commercial and developed with a gasoline service station while the south-east corner is zoned M-2 Industrial District and developed with a gasoline service station. The lands south of Marine Drive are zoned M-1 and M-2 Industrial. The lands north of the S. E. Marine Drive are zoned RS-1 One Family Dwelling District with the exception of the Fraser Street frontage. Immediately north of the Blue Boy annex on the west side of Fraser is C-1 and developed with a parking garage and the corner of 63rd Avenue and Fraser Street is zoned C-1 and developed commercially, the east side of this block is zoned RT-2 Two Family Dwellings. The remainder of Fraser Street north of 63rd Avenue on both sides is zoned RT-2 Two Family Dwelling District.

Cont'd . . .

Clause #3 continued:

Description of Proposal

The architects' drawings, forming part of this application, marked "Received City of Vancouver, May 3, 1974" indicate a three storey structure with 17 dwelling units on the ground floor (448 square feet typical size). Twenty dwelling units on the second and third floors, very similar in design to the existing Blue Boy Annex. Underground parking is indicated with 31 spaces. The floor space ratio of the proposed development is 1.88. Accompanying the application is a letter from Morris J. Wosk which states, in part, that the "parking structure(underground) will accommodate 31 spaces of the required number and the remaining 25 spaces will be located on the adjoining site at 65th Avenue and Fraser Street. This structure was built in 1969 to accommodate 55 cars of which only 27 are actually required for the existing building."

The letter also states in part: "This is an extremely shallow lot of only 85' in depth totally unsuitable for any mercantile development both because of its peculiar size and the fact that it is on an arterial, non-stop, no parking street. However, ~~it~~ is strategically located along the tourist route between two main approaches to the City. The additional 56 units will provide the much needed and long overdue expansion of our existing facilities. The facilities will be used mainly by transient tourists on a short-term basis, businessmen not wishing to stay in regular hotel rooms for a week at a time and by some families in the interim period between moves and transfers. Access to the motel from Marine Drive will be from the existing driveway only and it is not proposed that any additional crossings to Marine Drive be established."

"All of the motel units will be fully self-contained and completely furnished. There will be no public areas such as coffee shops, restaurants, etc. which would generate additional traffic to the site "

Analysis

There exists a traffic island for left turns off S. E. Marine Drive, which renders it difficult to turn left at Poplar Street for access to the development. Consequently, access would be from Poplar Street approaching from the east along Southeast Marine Drive and from the lane off Fraser Street, both of these adjacent to the single family homes.

Across the lane to the north the land is zoned for and developed with one family dwellings. The form of the proposed extension would have serious detrimental effects on the family area. The floor space ratio is considered to be too high giving a building of too much bulk and height on the site.

The Technical Planning Board on June 28, 1974, recommended that the application to rezone the subject lands be not approved

The City Planning Commission at its meeting on July 3, 1974, endorsed the recommendation of the Technical Planning Board not to approve the foregoing rezoning application.

It is **RECOMMENDED** that the application be not approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

**DELEGATION REQUEST: Mr. W. R. Lort**

4. Rezoning Application  
North-east Corner of Semlin and Triumph  
Lot 16, Block 26, D.L. 184

The Director of Planning reports as follows:

"An application has been received from Mr. D. Lucyk of Goldcrest Properties Ltd., #45 - 1243 Thurlow Street, Vancouver, B. C. requesting an amendment to the Zoning and Development By-Law whereby the above described property be rezoned from C-2 Commercial District to RM-3 Multiple Dwelling District for the purpose of consolidating the lot with adjoining four parcels to the east and developing a three storey frame apartment on the total site. A letter from Juris Bergin, Architect for the applicant, states that 'Our preliminary study indicates a development consisting of 18 two-bedroom suites and 36 one-bedroom suites. The above number and type of suites are based on the property being 122' x 250' and the estimated floor space ratio of approximately 1.45.'

Description of Site

The subject property has a frontage of 49.5' and a depth of 122' for a site area of 6039 square feet. Consolidated with the adjoining four parcels gives a frontage of 247.5' and site area of 30,195 square feet.

The subject parcels to the east which are included in the proposed development are zoned RM-3 and currently developed with older type two and one-half storey homes. (These houses have since been demolished). The above property immediately across Triumph Street to the south is vacant City-owned land currently under study for use as housing.

(A Development Permit has been applied for on June 18, 1974 to develop the said site and the four adjoining parcels to the east).

Immediately across the lane north is zoned M-1 and M-2 Industrial as is the property east of Semlin Drive from Hastings Street to the waterfront. From the subject property to the lane north of Hastings Street along the east side of Semlin Drive, the property is zoned C-2 Commercial with remainder to the east for approximately four blocks being zoned RM-3 Multiple Dwelling.

Analysis

The C-2 Commercial zoning along the Semlin Drive strip has existed for many years but is not developed commercially with the exception of a restaurant immediately north on Hastings Street.

The Technical Planning Board at its meeting on May 24, 1974 recommended that the application to rezone the subject property from C-2 Commercial District to RM-3 Multiple Dwelling District be approved subject to:

Prior to the enactment of the amending by-law, Lots 12 to 16, Block 26, D.L. 184 be consolidated into one legal parcel and so registered in the Land Registry Office.

The City Planning Commission on June 5, 1974, endorsed the recommendation of the Technical Planning Board to approve the foregoing rezoning application. The Commission also expressed its concern over the lack of open space for children's playgrounds and other recreational facilities in the immediate area and moved that this concern be conveyed to City Council in the hope that Council will give its attention to the lack of family amenities when considering the aforesaid rezoning application.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred to a Public Hearing."

Department Report, July 26, 1974 . . . . . (BUILDING - 8)

5. Development Permit Application No. 57887  
515 West Hastings Street (Vancouver Square)

The Director of Planning reports as follows:

Council will recall this development permit to construct a retail addition to the former Eaton's building on this site and to construct an office tower with revolving restaurant and observation deck above.

The applicants in February of this year submitted revised plans to alter the design of the building previously approved and to relocate the tower. The Urban Design Panel was critical of the revised scheme and the Technical Planning Board concurred with the recommendation of the Urban Design Panel.

Subsequently City Council on June 11, 1974 resolved:

"That this matter be referred back to the Technical Planning Board for further consideration with a view to attempting to scale down the tower and the Director of Planning to report to City Council before any further action is taken."

Further revised drawings have now been submitted which indicate that the overall height of the building to the top of the revolving portion will be lowered by eighty-one feet. The under side of the revolving portion of the building would now be located sixty feet from the roof of the office tower in lieu of the one hundred and forty-four feet as previously submitted.

These latest drawings were considered by the Urban Design Panel and their recommendation was as follows:

"That the Technical Planning Board approve the design dated June 24, 1974, subject to the satisfaction of the Director of Planning on the above three conditions."

The conditions outlined by the Panel are as follows:

1. That the restaurant be placed at the lowest possible level as indicated on the drawings.
2. That the facing of the office tower be deeply recessed as indicated on the drawings.
3. That the colour and texture of the metal cladding to the restaurant be treated to harmonize and blend with the other building finishes.

The Technical Planning Board at its meeting of June 12, 1974 recommended that the Director of Planning report to Council as requested and advise Council that the Technical Planning Board would be prepared to approve the substitution of the plans received on June 27, 1974, in lieu of the plans originally approved forming part of Development Permit No. 57887 dated November 24, 1972, including all previous applicable conditions with the following additional conditions all to be met to the satisfaction of the Director of Planning prior to the issuance of any building permit:

- a) Clarification that the floor space ratio does not exceed 10.06 as calculated originally.
- b) Clarification on the plans that the glass line is recessed 12".

The Vancouver City Planning Commission were consulted at its meeting of July 17, 1974 and have endorsed the recommendations of the Technical Planning Board and the Urban Design Panel.

IT IS RECOMMENDED THAT plans submitted June 27, 1974 be substituted for the plans originally approved forming part of Development Permit No. 57887 in accordance with the recommendations of the Technical Planning Board.

CONSIDERATION

6. Rezoning Application  
East Side Cambie Street (7500 Block)  
Lot 50 Except West 7 Feet of Centre Portion of D.L. 323

The Director of Planning reports as follows:

"An application has been received from Mr. Alistair Gordon for Sidney Suen, Architect, 1885 West Broadway, Vancouver, B. C. requesting an amendment to Zoning and Development By-Law whereby the above described property be re-zoned from RS-1 One Family Dwelling District to RT-1 Two-Family Dwelling District for the purpose of 'erecting a duplex (two-family) type of single storey residential unit.'

History

In 1956, the lands south of the subject property on both sides of Cambie Street were rezoned from RS-1 One-Family Dwelling District to RT-1 Two-Family Dwelling District. In 1971, an application was made to rezone the subject property to C-1 as part of a proposed commercial development of the C-1 lands immediately adjacent to the north. The extension of C-1 could not be supported but an alternative was suggested that the subject site and adjacent C-1 Commercial property be rezoned to CD-1 for townhouses or garden apartments with a floor space ratio of approximately 0.50 with underground parking. The applicant did not take up the suggestion but obtained a development permit for stores and dwelling units on the C-1 property leaving the subject property as RS-1 and somewhat isolated.

Site

The subject property has a frontage of 65.72 feet and depth of 113.02 feet for a total site area of 7756 square feet.

The lands immediately south of the subject property on both sides of Cambie Street to 63rd Avenue are zoned RT-1 Two-Family Dwelling District and developed with two-family semi-detached dwellings. The lands immediately north of the site on the south-east corner of Cambie and 59th Avenue are zoned C-1 Commercial and developed with commercial uses and dwelling units. Across from the site on the west side of Cambie between 59th Avenue and 60th Avenue is zoned C-1 Commercial and developed with a gasoline service station and other commercial uses.

The lands to the north and east are zoned RS-1 One-Family and the block bounded by Cambie, Heather, 57th and 59th Avenues is zoned RT-2 Two-Family and developed with Pearson Hospital. Immediately to the north of Pearson Hospital on the west side of Cambie is Langara Gardens development consisting of high rise apartments, townhouses and some local retail.

Analysis

The required site area for a two-family dwelling in an RT-1 District is not less than 4200 square feet per dwelling unit or a total of 8400 square feet. The subject property is 644 square feet short of the required size. This fact was understood at the time of rezoning the lands to the south to RT-1.

The RS-1 properties across the lane are approximately 45 x 113 for site areas of 5085 square feet and many RS-1 properties immediately west of Cambie Street are approximately 46 x 120 for site areas of 5620 square feet.

The Technical Planning Board on June 28, 1974, recommended that the application to rezone the subject property be refused.

At their meeting on July 3, 1974, the Vancouver City Planning Commission did not endorse the recommendation of the Technical Planning Board. The Commission did recommend that the Planning Department undertake to review the regulations pertaining to site restrictions under the RT-1 Two-Family District Schedule.

Clause #6 continued:

It is recommended that the reports of the Technical Planning Board and the Vancouver City Planning Commission be referred to Council for their CONSIDERATION.

DELEGATION REQUEST: Sidney Suen

RECOMMENDATION

7. Britannia Community Services Centre  
Building Contract

The Director of Planning reports as follows:

The Building contract between the City and School Board and Northern Construction for the construction of the Britannia Community Services Centre (excluding the ice rink) includes an amount of \$45,966 as the City's share of a contingency allowance.

The building contract is being administered on behalf of the partnership by the Director of Construction for the School Board with the Director of Planning being the contact on behalf of the City.

Contingencies approved up to the present total \$19,700 and change orders being currently processed total \$31,500. The architect and the Director of Construction for the School Board anticipate that a further \$13,000 may be needed to complete the contract for a total charge against the contingency amount of \$64,200.

The reasons for the anticipated extra contingencies are mainly:

1. Some changes were needed to the plans as a result of the application of the National Building Code.
2. Extensive rock excavation, which was not indicated on the test drillings, was needed in the swimming pool area.

An extra amount of \$25,000 should more than adequately cover the money needed to complete the contract.

The Director of Finance notes that this should come from supplementary capital.

Accordingly, it is RECOMMENDED the appropriation for the City's share of the contract for the Britannia Community Services Centre be increased by \$25,000 to be applied against contingency and that these extra funds be supplied from supplementary capital.

FIRE & TRAFFIC MATTERS

**B-6**

CONSIDERATION

1. Street Closures in Gastown to Accommodate a Bicycle Race

The City Engineer Reports as follows:

"In a letter received on July 17, 1974, Mr. A. Bowen, President of the Gastown Merchants' Association, 1 Alexander Street, requests that certain streets in Gastown be closed to vehicular traffic on Sunday, August 11, 1974 from 10:00 A.M. to 3:00 P.M. to accommodate a bicycle race. The streets requested to be closed are:

- Powell Street from Columbia Street to Carrall Street
- Water Street from Carrall Street to Abbott Street
- Abbott Street from Water Street to Cordova Street
- Cordova Street from Abbott Street to Columbia Street
- Columbia Street from Cordova Street to Powell Street
- Carrall Street from Cordova Street to Maple Tree Square

The event will be composed of a preliminary Celebrity race and the major race involving around 60 bicycles. The latter will involve a routing along Water Street, Abbott Street, Cordova Street, Columbia Street and Powell Street.

The proposed race is similar to one which was held last year and no problems were encountered.

The Police Department will provide special attention for the event and the organizers will provide marshalls along the route to assist with pedestrian control.

Transit will be affected by the street closure but B.C. Hydro feel the event can be accommodated by detouring some buses and by utilizing a coned-off bus lane on Cordova Street similar to the arrangement used last year.

There are no objections to the proposal from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic, Powell Street from Columbia Street to Carrall Street, Water Street from Carrall Street to Abbott Street, Abbott Street from Water Street to Cordova Street, Cordova Street from Abbott Street to Columbia Street, Columbia Street from Cordova Street to Powell Street and Carrall Street from Cordova Street to Maple Tree Square on Sunday, August 11, 1974 from 10:00 A.M. to 3:00 P.M.; such approval should be subject to the following conditions:

- A. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
- B. The cost of temporary traffic controls be borne by the applicant.
- C. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant."

Department Report, July 26, 1974 . . . . . (FIRE - 2)

## CONSIDERATION

### 2. Traffic Arrangements During Construction of Hudson Street Bridge

The City Engineer reports as follows:

#### "Introduction

Construction of the Hudson Street Bridge has now progressed to the point where the normal flow of traffic along Marine Drive, in the vicinity of Hudson Street, will probably be disrupted about the middle of next month. It has been estimated that this disruptive situation will last about twelve months, assuming that no serious problems are encountered during that time such as significant strikes.

This report briefly outlines the temporary traffic arrangements that are required during this construction period and recommends Council's endorsement of some interim changes related to the transit operations.

#### General Traffic

Automobiles and trucks on Marine Drive will be diverted onto a paved area immediately north of the existing roadway. A minimum of one traffic lane will be maintained in each direction.

Pedestrians will be accommodated on walkways on both sides of Marine Drive.

Local access will be maintained to the businesses on the south side of Marine Drive as well as to Hudson Street south of Marine Drive.

#### Transit Traffic

Four transit routes are affected by this temporary construction work because access to the Marpole Bus Loop is not possible.

During the planning of these temporary bus route changes, B.C. Hydro advised that it was desirable to introduce these modifications in early July to coincide with their reassignment of routes to bus drivers which would occur in the first half of July. This reassignment of bus routes generally occurs three to four times a year. The B.C. Hydro request was reasonable so it was approved by the Engineering Department.

The details of the alternative transit route arrangements for these affected transit routes are as follows:

- (a) The Granville service normally operates south on Granville Street east on Marine Drive to the Marpole Loop. It returns from the Loop west on Marine Drive to north on Granville. This service has been short turned at an existing off-street bus loop at 63rd and Granville. This service has required the establishment of a bus stop and lay point on the west side of Granville Street, north of 63rd Avenue. Extension is provided by a temporary diesel shuttle service operating from a temporary lay point on Granville Street south of 63rd Avenue. The shuttle service operates south on Granville Street, east on Marine Drive, north on Hudson Street, east on 72nd Avenue, north on Osler Street, east on 71st Avenue, and south on Oak Street to a temporary lay point on Oak Street at 72nd Avenue. It returns south on Oak Street to west on Marine Drive, north on Granville Street, thence via the existing off-street bus loop at 63rd Avenue to the temporary lay point on Granville Street south of 63rd Avenue. This operation involves using Hudson Street and 72nd Avenue as new (temporary) transit routes. The service also has required establishment of bus stops. The extensive use of the off-street bus loop at 63rd Avenue and Granville Street has also created the need for a lay point on 63rd Avenue west of Granville Street. This temporary lay point is for the Arbutus service and it normally stops and lays over in the off-street loop.

cont'd .....

Clause No. 2 (cont'd)

- (b) The Oak Street service normally operates south on Oak Street to west on Marine Drive to the Marpole Loop. It returns east on Marine Drive, north around the Oak Street Bridge cut-off road to Oak Street. This service has been short turned at Oak and Marine, and operates south on Oak Street to east on Marine Drive and north on the cut-off road to Oak Street again. This service also makes use of a temporary new bus stop and lay point on the west side of Oak Street at 72nd Avenue.
- (c) The Richmond Express bus normally operates from the Oak Street Bridge via the east cloverleaf road to Marine Drive, west on Marine Drive and north on Granville Street. It returns south on Granville Street to east on Marine Drive, north on Osler Street, east on 71st Avenue and thence south on Oak Street to the Bridge. The inbound routing from Richmond has not changed. The outbound routing is from east on Marine Drive to north on Hudson Street, east on 72nd Avenue, north on Osler Street, east on 71st Avenue and thence via Oak Street to the Bridge.
- (d) The Marpole-Marine bus service normally operates west on Marine Drive to the Marpole Loop. It returns east on Marine Drive from the Marpole Loop. This service now operates west on Marine Drive to Hudson Street, north on Hudson Street, east on 72nd Avenue, north on Osler Street, east on 71st Avenue and south on Oak Street to a temporary lay point at 72nd Avenue. From there it proceeds south to Marine Drive and east on Marine to its normal routing.

Because the estimated duration of these interim bus route changes is about twelve months, it is desirable that Council endorses these arrangements.

Therefore, it is RECOMMENDED that:

- A. The temporary transit routes along Hudson Street from Marine Drive to 72nd Avenue, and 72nd Avenue from Hudson Street to Osler Street be approved.
- B. The temporary bus stops on the west side of Granville Street north of 63rd Avenue, on the south side of 63rd Avenue west of Granville Street, on the east side of Hudson Street at Marine Drive, and on the south side of 72nd Avenue at Hudson Street be approved.
- C. The temporary bus stop lay points on the west side of Granville Street north and south of 63rd Avenue, on the south side of 63rd Avenue west of Granville Street and on the west side of Oak Street north and south of 72nd Avenue be approved."

FOR COUNCIL ACTION SEE PAGE(S) 752

FINANCE MATTERS

**B-7**

RECOMMENDATION

1. D. A. Brown, Claim No. 15097

The Director of Legal Services reports as follows:

"The claimant has submitted a claim totalling \$961.45 for replacement of carpeting severely damaged in a basement food on May 23, 1974.

A report from the Engineering Department indicates that the backup of sewerage into the basement of the claimant was caused by City tree roots cutting off the sewer extension to the claimant's property. The carpeting was expensive and severely damaged because water seeped into the rubber backing ruining large areas of the carpet. The carpet was glued down and removal caused irreparable damage to the carpet backing. It subsequently had to be replaced.

A bill for \$961.45 has been submitted by the claimant for removal of the old carpet, preparation of the floor surface and laying of a new carpet comparable to that of the old. The amount of the claim is not unreasonable in the circumstances.

Since the cause of the sewer backup were roots from trees under City control, we believe the City is liable for the damage caused to the claimant's basement. I therefore RECOMMEND that this claim be paid.

FOR COUNCIL ACTION SEE PAGE(S) 282

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY DEVELOPMENT

July 16, 1974

A meeting of the Standing Committee of Council on Community Development was held in the Laura Secord Elementary School, 2500 Lakewood Drive, on Tuesday, July 16, 1974 at approximately 7:45 p.m.

PRESENT: Alderman Volrich (Chairman)  
Alderman Harcourt  
Alderman Rankin

ABSENT: Alderman Marzari

CLERK: D. Bennett

INFORMATION

1. Rezoning Application - North Side East 11th Avenue  
Between Commercial and Victoria

Council on May 28, 1974, when considering a Departmental report, Building and Planning matters dated May 24, 1974, and after hearing a delegation from Dr. Nathan Batt in support of the rezoning application, passed the following motion:

"THAT the Standing Committee on Community Development arrange for a public meeting to be held in the area to obtain the views of the residents respecting the proposed development by Southwest Consultants Ltd."

At the public meeting held in the area this evening approximately 50 persons were present. The Chairman advised that this was not a public hearing but merely a public meeting to hear the views of the residents in the area on the proposed development.

Dr. R. H. Rogers, President of Southwest Consultants Ltd., with the aid of architect's drawings, explained the proposed development stating that it would be a seven-storey, commercial-residential building of modern design containing a day-care and health centre, 48 suites - 38 of which would be self-owned and 10 would be senior citizens rental suites. There would be two levels of underground parking which would accommodate 95 cars. This site contains nine lots, each with a frontage of 33 feet for a total frontage of 297 feet and a depth of 127 feet presently developed with older two-storey frame structures with two or more rental suites in each house.

Mr. H. W. Gray, Zoning Planner, explained that the Technical Planning Board had recommended refusal of this rezoning application on the grounds that the surrounding property is zoned RT-2, that there is extensive RM-3 zoned property and a great deal of C-2 commercially zoned land on both sides of Commercial Drive which are vacant, underdeveloped or contain very old buildings, all requiring redevelopment.

It was noted that the City Planning Commission, when considering this application, tied on the motion that the rezoning application be not approved.

The following residents from the area spoke in opposition to the proposed development:

Mr. Chris Shelton  
Mr. Fowler  
Mrs. Leslie McKinley, 1757 East 11th Avenue

Clause #1 continued:

Mr. S. Worobetz, 1734 East 11th Avenue  
Mr. C. Baker, 1743 East 11th Avenue  
Unidentified man and lady.

The following spoke in favour of the proposed development:

Mrs. A. W. Dodson, 2404 East 3rd Avenue  
Dr. D. W. Panton, Developer, 1750 East 10th Avenue

Several of the residents that spoke in opposition to the development were tenants in the homes that were owned by Southwest Consultants Ltd. and their main objection was that they could not find similar residences at comparable rents.

Dr. Rogers advised that several of the houses have been put on the market for sale as the developers had come to the conclusion that the rezoning application would not be approved; however, he stated that if Council saw fit to grant this rezoning application, they were still prepared to proceed with the development.

The Chairman advised the meeting that Council would be considering this matter again in the near future and if Council decided to refer the matter to a public hearing, the people in the neighbourhood would be duly notified.

RESOLVED,

THAT the representations made this evening by interested parties be received.

The meeting adjourned at approximately 9:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 484

**II**REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

JULY 18, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday July 18, 1974 at 12:30 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Volrich  
Alderman Linnell  
Alderman Harcourt

CLERK TO THE  
COMMITTEE: Marilyn Clark

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INFORMATION1. Review of the 1976-1980 Five Year Plan Submissions

This was the first of a series of meetings held by the Committee to review the 1976-80 Five Year Plan submissions of Civic Departments and Boards. Following these meetings a proposed Five Year Capital Plan will be submitted for Council consideration. Allowance is made in the time schedule for public input, and the Capital Program as approved by Council will be submitted to the electors at the civic election on November 20, 1974.

The Committee had for its information and consideration a report of the Staff Review Group dated July, 1974, on the 1976-80 Capital Program. This team of senior Civic Officials had reviewed the submissions of Civic Departments and Boards to be included in the 1976-80 Five Year Plan. Their report was primarily a priority rating of requested projects. It was noted that the team had not reviewed the submissions of public organizations in that they were primarily an expression of opinion.

In summarizing the team's report for the Committee, the Director of Finance noted that there was no dollar target in respect of the various priorities. He called particular attention to those items which were included in the Initial Deletions column by the review team. These were items, that in the opinion of the team, did not properly belong in a Five Year Capital Program; in many cases these were items that should be considered as part of the Supplementary Capital Budget when the department involved is in a position to support them as supplementary capital expenditures.

In assigning priorities the review group used the following criteria:

- a) Priority 1 - essential projects
- b) Priority 2a - most desirable projects
- c) Priority 2b - very desirable projects
- d) Priority 2c - desirable projects
- e) Priority 3 - "nice to have" projects
- f) Priority 4 - projects recommended for deletion

CONT'D

Standing Committee of Council  
on Finance and Administration . . . . . 2  
July 18, 1974

Clause 1, cont'd

In considering the priority ratings as submitted by the review group, the Chairman noted that projects considered as Priority 1, following Committee and Council approvals, could be considered as being definitely in the proposed Five Year Plan. Those projects in 2B, 2C, 3 and 4 would not be included in the Five Year Capital Program. Items placed in Priority 2A will be considered in the 'maybe' category. Their inclusion in the total program will depend upon the total amount for which Council determines the electors should be asked to authorize borrowing.

It was noted that over one-half of Priority 1 at this time is taken up by the Sewer Program, much of which is considered essential because of the requirements of the Pollution Control Board. It was further noted that borrowing for this program need not have the approval of voters.

Your Committee, this day, considered the following sections of the report:

- I. Beautification and Preservation
- II. Cultural Facilities
- III. Community Recreation Facilities
- IV. Parks

The Committee will be reviewing the balance of the Departmental submissions at its next meeting on July 25, 1974.

2. Request for Allocation of Funds in the 1976-80 Five Year Plan for Access to the Fraser River

A memorandum from Alderman Pendakur dated July 16, 1974 requesting the Committee include an amount of \$2,000,000.00 in the Five Year Plan for the development of bikeways, walkways, and equestrian paths along the Fraser River from Point Grey to Boundary Road was received.

This matter will be considered at the next meeting of the Committee when Alderman Linnell, Vice-Chairman of the Standing Committee of Council on Waterfront and Environment will report back on plans for access to the Fraser River.

3. Toward Pay-As-You-Go Capital Financing

A memorandum dated July 10, 1974 in regard to Pay-as-you-go Capital Financing was received from Alderman Bowers, Chairman.

It was RESOLVED,

THAT the Director of Finance be requested to check out the feasibility of cutting in half our debt charges as percentage of revenues by 1985 and report back to the Committee at the next meeting, July 25, 1974.

The meeting adjourned at approximately 3:05 p.m.

REPORT TO COUNCILSTANDING COMMITTEES OF COUNCIL ON COMMUNITY  
DEVELOPMENT, FINANCE AND ADMINISTRATION  
AND SOCIAL SERVICES

July 25, 1974

A joing meeting of the Standing Committees of Council on Community Development, Finance and Administration and Social Services and Health was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 25, 1974 at approximately 3:30 p.m.

PRESENT:

Alderman Volrich (Chairman)  
Alderman Bowers  
Alderman Harcourt  
Alderman Hardwick (4:05 p.m.)  
Alderman Marzari  
Alderman Rankin

ABSENT:

Alderman Linnell (At Waterfront Committee  
meeting)  
Alderman Gibson

CLERK:

D. Bennett

RECOMMENDATION AND CONSIDERATION

1. Future Funding - Neighbourhood Services Association  
Community Development Department and Citizen Groups

The Committees had for consideration a report of the Director of Social Planning dated July 19, 1974 (copy of which is attached) together with appendices, a memorandum from Alderman Harcourt dated July 25, 1974 and three communications as follows:

- (a) Letter from United Way of Greater Vancouver dated July 22, 1974 supporting continued funding of Neighbourhood Services Association - Community Development Department.
- (b) Letter from Grandview-Woodlands Area Council dated July 18, 1974 requesting support for the continued funding of Neighbourhood Services Association - Community Development Department.
- (c) Letter from Neighbourhood Services Association dated July 16, 1974 requesting permission to appear before Council as a delegation when this report is before Council.

Mr. M. Egan, Director of Social Planning, reviewed the Departmental report and advised that on Council's instruction, a Committee chaired by Alderman Harcourt, was set up; the purpose of which was to report back to Council on:

- A. the future focus and extent of funding of community development services by the City of Vancouver;
- B. the need for and relationship of community development services to:
  - (i) Local Area Councils and Information Centres;
  - (ii) Local Area Planning and Neighbourhood Improvement Programmes;

Cont'd . . .

Standing Committees of Council on Community Development, . . . . . 2  
Finance and Administration and Social Services  
July 25, 1974

Clause #1 continued:

- (iii) Provincial Department of Human Resources newly established Community Resource Boards;
- (iv) civic departments, in particular, Planning and Civic Development and Social Planning;
- (v) other citizen and special interest groups in the City."

In the Departmental report it was advised:

"It is our conclusion that at this point in time, given the diverse community involvements of many civic departments that it is time for the City of Vancouver to move into a different form of assistance to local communities and citizen groups to reflect these changing conditions. It is suggested that funding or other assistance to citizen groups in need of organizational and technical aid on specific projects or matters directly related to the jurisdiction of the City of Vancouver be funded directly by the Vancouver City Council. Further, where these projects and matter affect or concern the City, communication and feedback should be directly back to City Council or the appropriate Standing Committee of Council."

The report concluded with several recommendations of the Director of Social Planning which he discussed with the Committees.

Alderman Harcourt in speaking to his memorandum (copy of which is attached) advised that he did not agree with the recommendations of the Director of Social Planning and suggested that before Council takes any further action, a meeting should be held with the Minister of Human Resources to discuss his Department report on NSA-CD which will be ready in August. Council should also have the results of the inter-governmental Committee on which Mr. Egan is participating, discussing such diverse programs as LIP, OFY, LEAP, Student Employment programs and their general effect on local government.

Mrs. Mary Knox, Chairman and President of the NSA-CD Department, appeared as a delegation and advised that she did not feel funding should be made directly to citizen groups but that it should be made through an agency such as Neighbourhood Services Association. Other community groups were present and they, with the exception of DERA, requested that funding be continued to the NSA-CD Department. After considerable discussion it was

RECOMMENDED,

- (a) THAT we continue funding the Neighbourhood Services Association - Community Development Department as requested to December 31, 1974.

A tie vote resulted and the above Recommendation is therefore submitted to Council for CONSIDERATION.

- (b) THAT an additional grant of \$4,802, the City's share of the NSA-CD budget requested for 1974, be provided NSA-CD to enable them to phase out staff as required by October 15, 1974.
- (c) THAT financial assistance be available to citizen groups directly through an appropriate Standing Committee of Council on the following basis:
  - (i) To assist citizens to organize themselves around specific neighbourhood and community issues and neighbourhood projects

Standing Committees of Council on Community Development, . . . . . 3  
Finance and Administration and Social Services  
July 25, 1974

Clause #1 continued:

- (ii) To assist citizen groups to obtain and use expert technical and professional advice on how best to achieve the results they desire.
- (d) THAT such financial assistance be for a specific time period, not to exceed one year.
- (e) THAT the communications from United Way of Vancouver dated July 22, 1974 and from the Grandview-Woodlands Area Council July 18, 1974 be received and that the necessary delegation arrangements from Neighbourhood Services Association be made.

[Alderman Marzari is recorded as voting against Recommendations (c) and (d).]

The meeting adjourned at approximately 5:30 p.m.

\* \* \* \* \*

NOTE: If Council agrees, the delegation will appear on July 30, 1974.

FOR COUNCIL ACTION SEE PAGE(S) 284